



**COUNTYWIDE
JANUARY 2020
DEVELOPMENT SERVICES
OPEN FOR BUSINESS INDICATORS**

BUILDING DIVISION

Permits Issued	1,884
Inspections Performed	6,087
Certificates of Occupancy Issued	59

DEVELOPMENT REVIEW ENGINEERING DIVISION

Flood Plain Reviews	8
Inspections Performed	238

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	9
Land Use Amendments	0
Rezones	0
PD Rezones	2
Small Site Plans	8
Site Plans	0
Subdivision – PSP	2
Subdivision – Engineering	0
Subdivision – Plats	1
Minor Plat	0
Land Split	2
Vacates	1
Variances	4
Special Exceptions	1
Special Events, Arbor, Minor Amendments	3
New Code Enforcement Cases Opened	21

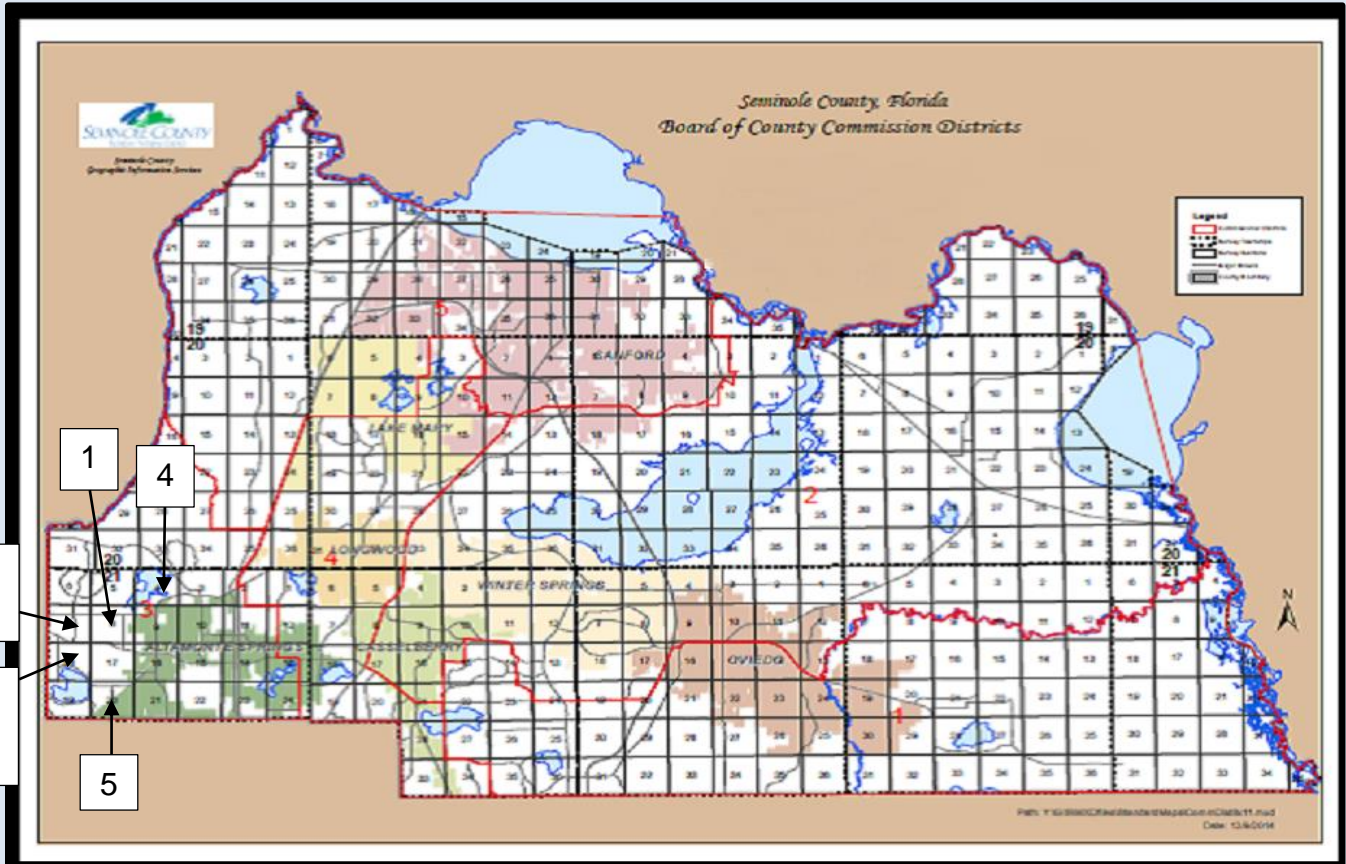
Kudos from our Customers

“Amie Brown is a delight to work with as she is knowledgeable and dedicated to getting things done right” – *Anonymous Customer*

DISTRICT THREE JANUARY 2020 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

1. **SAND LAKE ESTATES PRELIMINARY SUBDIVISION PLAN** – Proposed Preliminary Subdivision Plan for twelve (12) single family residential lots on 4.67 acres in the R-1A zoning district; located on the southeast side of the Sand Lake Road and W. Lake Brantley Road intersection; Parcel I. D. # 08-21-29-300-0060-0000; (Raymond D. Harrison, DLC Red Ember, LLC, Applicant, and Chad Moorhead, Madden, Moorhead & Stokes, Consultant); (19-55100017); (Danalee Petyk, Project Manager). *(January 8, 2020 DRC meeting)*
2. **MAGNOLIA DRIVE SUBDIVISION PRE-APPLICATION** – Proposed Subdivision of 8.4 acres for single family residential lots in the R-1A zoning district; located on the north side of Magnolia Drive; Parcel I. D. # 18-21-29-508-0000-0020+++; (Jason James, Applicant, and Jim Fraser, P.E., Central Florida Engineering, Inc., Consultant); (19-80000118); (Annie Sillaway, Project Manager). *(January 8, 2020 DRC meeting)*

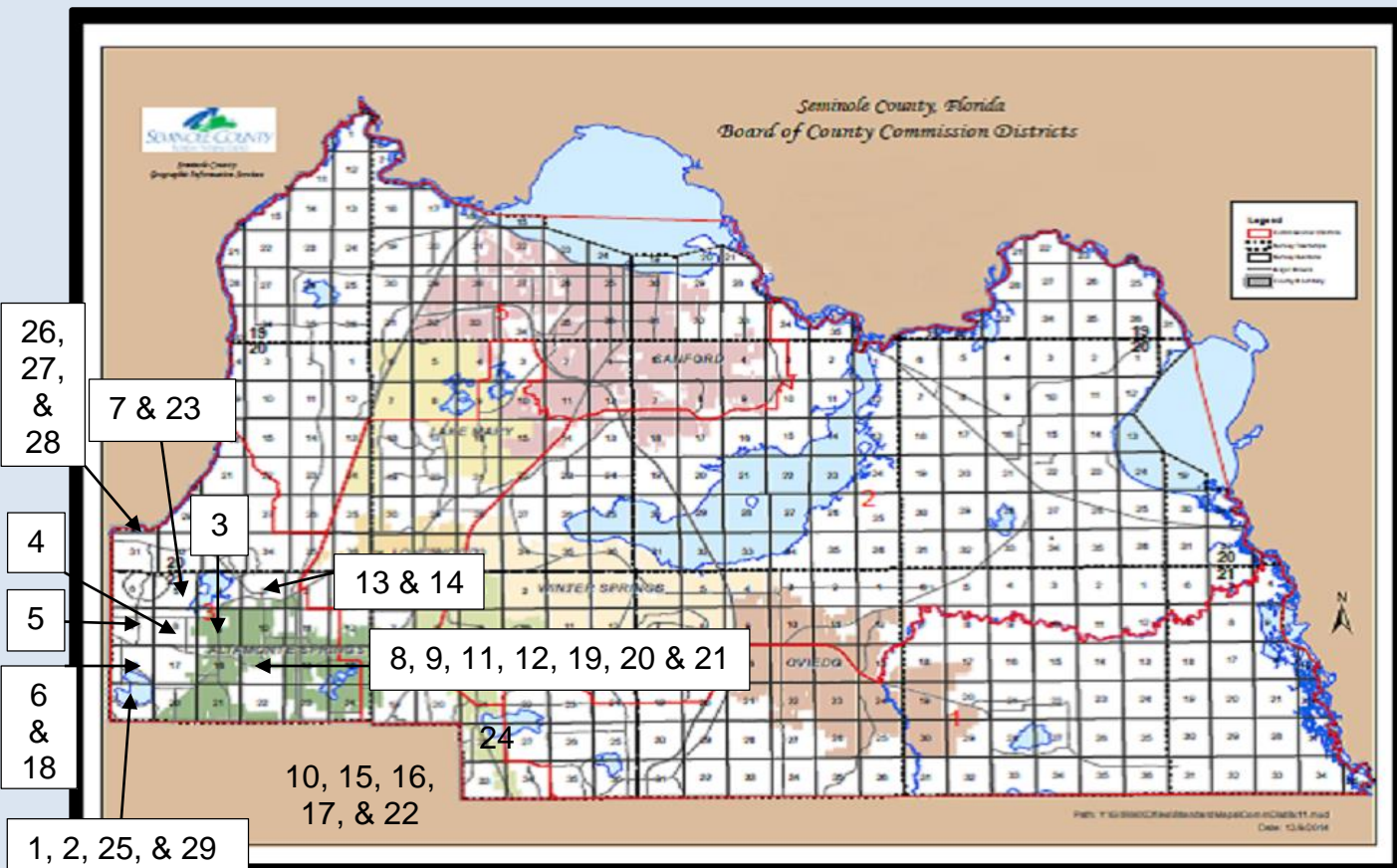
DRC / PRE-APPLICATIONS – Continued

3. **FLORIDA LIVING RETIREMENT COMMUNITY SPECIAL EXCEPTION PRE-APPLICATION** – Request for a Special Exception for an assisted living facility on 13.13 acres in the R-3 zoning district; located on the north side of Edgehill Place and E. S.R. 436 intersection; Parcel I. D. # 07-21-29-300-0300-0000; (Nancy A. Pleasants, Florida Living Retirement Community, Applicant); (19-80000119); (Angi Kealhofer, Project Manager). *(Comments Only – January 8, 2020 DRC meeting)*
4. **PINE HOLLOW POINT RD SMALL SCALE FUTURE LAND USE AMENDMENT AND PD REZONE** – Proposed Small Scale Future Land Use Amendment from MDR and OFF to PD and Rezone from A-1 and PD to PD for an office and parking on 9.32 acres; located on the south side of Pine Hollow Point, east of Sanlando Road; Parcel I. D. 04-21-29-300-0260-0000+; (Barrett Schiedel, Arjer Enterprises, Inc., Applicant, and Dave Schmitt, Dave Schmitt Engineering, Inc., Consultant); (19-20500044); (Matt Davidson, Project Manager). *(January 15, 2020 DRC meeting)*
5. **BEAR LAKE RD (LOT 8A) SMALL SCALE FUTURE LAND USE AMENDMENT AND REZONE** – Proposed Small Scale Future Land Use Amendment from LDR to COM and Rezone from R-1 and A-1 to C-1 for a medical office on 1.12 acres; located on the west side of Bear Lake Road, north of Maitland Boulevard; Parcel I. D. # 20-21-29-300-008A-0000; (Heath Kennedy, Genesis KC Development, LLC, Applicant, and Brian Ashby, P.E., Kimley-Horn and Associates, Consultant); (19-20000013); (Danalee Petyk, Project Manager). *(January 15, 2020 DRC meeting)*
6. **S HUNT CLUB BLVD (211) PRE-APPLICATION** – Proposed Site Plan for an expansion of an existing daycare on 1 acre in the Foxwood PD zoning district; located on the east side of S. Hunt Club Boulevard, south of Hollow Branch Road; Parcel I. D. # 07-21-29-300-016C-0000; (Shiraz Dhanani, Nishi Investments, Inc., Applicant, and Jose Henrique Manzione, EMT Contractors, Corp., Consultant); (19-80000120); (Joy Giles, Project Manager). *(January 22, 2020 DRC meeting)*
7. **BEAR LAKE PROPERTY SUBDIVISION PRE-APPLICATION** – Proposed Subdivision of 4.94 acres into 25 single family residential lots in the R-1A zoning district; located on the west side of Balmy Beach Drive, south of Azalea Road; Parcel I. D. # 18-21-29-508-0000-0040+; (Jim Mehta, A.J. Mehta Corporation, Applicant, and Chad Moorhead, Madden, Moorhead & Stokes, Consultant); (20-80000001); (Danalee Petyk, Project Manager). *(Comments Only – January 22, 2020 DRC meeting)*

DRC PROJECTS STARTING CONSTRUCTION

None for District 3

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION January 8, 2020

- 1. PUBLIC STORAGE SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND PD REZONE**
– Consider a Small Scale Future Land Use Map Amendment from Commercial and Low Density Residential to Planned Development and a Rezone from C-2 (Retail Commercial) and R-1AA (Single Family Dwelling) to PD (Planned Development) for mini warehouse and outdoor storage on approximately 5.6 acres, located on the east side of Orange Blossom Trail, north of Center Street; (Z2019-49/09.19SS.03) (Julie Kendig-Schrader, Applicant) (Danalee Petyk, Project Manager) – *Recommended for Approval*

CODE ENFORCEMENT SPECIAL MAGISTRATE January 9, 2020

This meeting was canceled due to the Special Magistrate being ill.

BOARD OF COUNTY COMMISSIONERS
January 14, 2020

2. **BOWLES ESTATES LOT 2 CONSERVATION EASEMENT VACATE** - Adopt the resolution vacating and abandoning a portion of the platted conservation easement on Lot 2 of the Bowles Estates Subdivision as established in Plat Book 75, Page 43, for property located on the north side of Jessica Drive, approximately 720 feet west of Bear Lake Road, and more particularly known as 5968 Jessica Drive, Apopka, Florida; (Heath & Mindy McLaughlin) (Danalee Petyk, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD
January 23, 2020

3. **811 BAMBI AVE** – The use of a multi-family dwelling is not a permitted use in R-1 zoning. Cara Hill, Code Enforcement Officer. *Order Finding Compliance on a Repeat Violation and Imposing Fine/Lien entered reducing the accrued fine from \$27,250.00 to the Administrative costs of \$1,000.00 provided the reduced amount is paid within 30 days from the date of the hearing. If payment has not been received within the time specified, the fine will revert to the original amount of \$27,250.00. The property was in compliance at the time of the hearing.*

4. **RUTH ST & SAND LAKE RD** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Cara Hill, Code Enforcement Officer. *Order Finding Compliance on a Repeat Violation and Imposing Fine/Lien entered in the amount of \$6,050.00. The property was in compliance at the time of the hearing.*

5. **3201 SAND LAKE RD** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Dorothy Hird, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of February 7, 2020, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

6. **1184 N FLORAL WAY** – Unsecured swimming pool. Private swimming pools, hot tubs and spas capable of holding water more than 24 inches (610 mm) in depth that are not completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool and where the gates and doors in such barriers are not self-closing and self-latching and where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, and where the release mechanism is not located on the pool side of the gate. Exception: Spas or hot tubs with a safety cover that complies with American Society for Testing Materials (ASTMF) 1346, as may be amended or replaced. Dorothy Hird, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of February 7, 2020, with a fine of \$250.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

CODE ENFORCEMENT BOARD – Continued
January 23, 2020

7. **2741 AZALEA DR** – Abandoned vehicles. Any vehicle as defined in this Section, including, but not limited to, any parts thereof, which are unusable as a form of transportation due to mechanical or structural insufficiencies, unless said vehicle is located within a legally permitted, permanent, enclosed structure or legally permitted, permanent carport. Cara Hill, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of February 7, 2020, with a fine of \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

8. **572 FORDHAM AVE** – Unsecured swimming pool. Private swimming pools, hot tubs and spas capable of holding water more than 24 inches (610 mm) in depth that are not completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool and where the gates and doors in such barriers are not self-closing and self-latching and where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, and where the release mechanism is not located on the pool side of the gate. Exception: Spas or hot tubs with a safety cover that complies with American Society for Testing Materials (ASTMF) 1346, as may be amended or replaced. Cara Hill, Code Enforcement Officer. *Findings of Fact entered finding Respondent in compliance at the time of the hearing and imposing a fine in the amount of \$250.00 per day if the violation is repeated after the hearing.*

9. **572 FORDHAM AVE** – Stagnant or foul water. Water not flowing or moving and/or dirty, grossly offensive or obstructed with foreign matter that may provide a breeding area for mosquitoes, rodents, snakes, or other species of insect or animal, or which constitutes a habitat for disease bearing organisms; and which is a host for algae or other growth indicative of water that is not disinfected. Cara Hill, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of February 14, 2020, with a fine of \$250.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

10. **121 SPRING VALLEY LP** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Cara Hill, Code Enforcement Officer. *Findings of Fact entered finding Respondent in compliance at the time of the hearing and imposing a fine in the amount of \$50.00 per day if the violation is repeated after the hearing.*

11. **140 RONNIE DR** – Fences or walls missing boards, pickets, posts or bricks shall be promptly replaced with material of the same type and quality. Dorothy Hird, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of February 7, 2020, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

12. **140 RONNIE DR** – Any other material or condition tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives and/or welfare of the citizens of the County. Dorothy Hird, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of May 1, 2020, with a fine of \$250.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

CODE ENFORCEMENT BOARD – Continued
January 23, 2020

13. **111 MOHAWK LN** – The remains or rubble of structure, which has been burned, stricken by other casualty or demolished, or exists in a state of excessive disrepair or decay similar to and including, but not limited to, extreme exterior dilapidation, broken, missing, rotting or collapsed windows, doors, walls and/or roof. Cara Hill, Code Enforcement Officer. *Order entered continuing this item to the February 27, 2020 hearing, and the fine shall continue to accrue at \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

14. **111 MOHAWK LN** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Cara Hill, Code Enforcement Officer. *Order entered continuing this item to the February 27, 2020 hearing, and the fine shall continue to accrue at \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

15. **121 SPRING VALLEY LP** – Stagnant or foul water. Water not flowing or moving and/or dirty, grossly offensive or obstructed with foreign matter that may provide a breeding area for mosquitoes, rodents, snakes, or other species of insect or animal, or which constitutes a habitat for disease bearing organisms; and which is a host for algae or other growth indicative of water that is not disinfected. Cara Hill, Code Enforcement Officer. *Order Finding Non-Compliance entered imposing a lien in the amount of \$26,250.00, with the fine continuing to accrue at \$250.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

16. **121 SPRING VALLEY LP** – Abandoned vehicles. Any vehicle as defined in this Section, including, but not limited to, any parts thereof, which are unusable as a form of transportation due to mechanical or structural insufficiencies, unless said vehicle is located within a legally permitted, permanent, enclosed structure or legally permitted, permanent carport. Cara Hill, Code Enforcement Officer. *Order Finding Compliance entered waiving the total fine accrued. The property was in compliance at the time of the hearing.*

17. **121 SPRING VALLEY LP** – Rubbish. Useless waste material or any items no longer fit to be used; including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances. Cara Hill, Code Enforcement Officer. *Order Finding Non-Compliance entered imposing a lien in the amount of \$10,500.00, with the fine continuing to accrue at \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

18. **2852 CHARMONT DR** – All fences shall be maintained in their original upright condition. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

CODE ENFORCEMENT BOARD – Continued
January 23, 2020

19. **140 RONNIE DR** – Rubbish. Useless waste material or any items no longer fit to be used; including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances. Dorothy Hird, Code Enforcement Officer. *The Respondent complied prior to the hearing.*
20. **FRANCES DR** – All fences shall be maintained in their original upright condition. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*
21. **FRANCES DR** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

BOARD OF ADJUSTMENT
January 27, 2020

22. **105 DESTINY CV** – Request for a height variance from six and one-half (6½) feet to eight (8) feet for a privacy fence in the R-1AAA (Single Family Dwelling) district; BV2019-104 (Tammy and William Thomas Jr., Applicants) (Angi Kealhofer, Project Manager) – *Approved*
23. **2461 ISLAND DR** – Request for a side yard (south) setback variance from ten (10) feet to 2.9 feet for a detached accessory structure in the R-1AA (Single Family Dwelling) district; BV2019-101 (John and Joanne Ault, Applicants) (Hilary Padin, Project Manager) – *Approved*
24. **903 BEAR LAKE RD** – Request for a side street (north) setback variance from twenty-five (25) feet to zero (0) feet for a privacy fence in the R-1AA (Single Family Dwelling) district; BV2019-103 (DeAaron McCann, Applicant) (Hilary Padin, Project Manager) – *Continued to the February meeting*
25. **6039 LINNEAL BEACH DR** – Request for: (1) a side yard (east) setback variance from ten (10) feet to seven and one-half (7.5) feet; and (2) a side yard (west) setback variance from ten (10) feet to seven (7) feet for a screen enclosure in the R-1AA (Single Family Dwelling) district; BV2019-105 (Leon and Lori Mills, Applicants) (Hilary Padin, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS
January 28, 2020

26. **WEKIVA ISLAND PAINT OUT AND SPRING FLING 2020 SPECIAL EVENT PERMIT** – Consider a Special Event Permit for Wekiva Island Paint Out and Spring Fling 2020 on Sunday, March 1, 2020 through Friday March 20, 2020, located at 1000 - 1014 Miami Springs Dr., Longwood; (Mary Sue Weinaug, Applicant) (Mary Robinson, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS – Continued
January 28, 2020

27. **WEKIVA ISLAND FALL FEST 2020 SPECIAL EVENT PERMIT** – Consider a Special Event Permit for the Wekiva Island Fall Fest on November 13, 14, 27 and 28, 2020, located at 1000 -1014 Miami Springs Drive, Longwood; (Mary Sue Weinaug, Applicant) (Mary Robinson, Project Manager) – *Approved*

28. **WEKIVA ISLAND WINTER WONDERLAND 2020 SPECIAL EVENT PERMIT** – Consider a Special Event Permit for Wekiva Island Winter Wonderland 2020 on December 1, 2020 through January 1, 2021 (excluding December 24 and 25, 2020) located at 1000 - 1014 Miami Springs Drive; (Mary Sue Weinaug, Authorized Agent) (Mary Robinson, Project Manager) – *Approved*

29. **PUBLIC STORAGE SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND PD REZONE** – Consider a Small Scale Future Land Use Map Amendment from Commercial and Low Density Residential to Planned Development and a Rezone from C-2 (Retail Commercial) and R-1AA (Single Family Dwelling) to PD (Planned Development) for mini warehouse and outdoor storage on approximately 5.6 acres, located on the east side of Orange Blossom Trail, north of Center Street; (Z2019-49/09.19SS.03) (Julie Kendig-Schrader, Applicant) (Danalee Petyk, Project Manager) – *Approved*